

40238

A 28692 -WARRANTY DEED- Vol. ¹¹ Page 23926

JEANETTE M. WIESEN, Grantor, warrants and conveys to LEM LARRY NICHOLS and CAROLYN M. NICHOLS, husband and wife, and CECIL R. PITTMAN and ALETA O. PITTMAN, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon free of all encumbrances, except as specifically set forth herein:

A parcel of land situated in Section 25, Township 24 South, Range 8 EWM, more particularly described as follows: Commencing at the Northwest corner of the SE $\frac{1}{4}$ of said Section 25; thence South 00°07'03" West along the West line of said SE $\frac{1}{4}$ 100 feet to the point of beginning for this description; thence continuing South 00°07'03" West along said West quarter section line 530.54 feet; thence leaving said West quarter section line East 510.11 feet to the Westerly boundary of River West, a duly recorded subdivision in said Klamath County; thence North along said Westerly subdivision boundary, 391.26 feet to the Northerly right of way line of Elk Drive; thence West 20 feet; thence North 141.94 feet to the Northwest corner of Lot 1 in Block 1 of said River West; thence South 89°41'19" West 489.04 feet to the point of beginning, containing 6.16 acres, more or less.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eleven Thousand Five Hundred and No/100ths (\$11,500.00) DOLLARS.

Return to: & DATED this 5th day of December, 1977.

Mail Tax statements to: Larry Nichols

P.O. Box 2766, et al

Harbor, OR 97415

STATE OF California

County of Placer

ss. December 5, 1977.

Personally appeared the above-named JEANETTE M. WIESEN and acknowledged the foregoing instrument to be her voluntary act. Before me:



Carol A. Cranford
Notary Public for California
My Commission expires: _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 9th day of DECEMBER A. D. 1977 at 2:34 o'clock P. M., and

duly recorded in Vol. M77, of DEEDS on Page 23926

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

FEE \$ 3.00

By Wm D. MILNE, County Clerk

By Bernard H. Kelsch

Return to KCTC

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